

REDEVELOPMENT



CITY OF
CHULA VISTA

CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD233	NEW CIP NO:	25012330	INITIALLY SCHEDULED:	7/1/2000
TITLE:	Downtown Parking Lot Improvements			DEPARTMENT:	Community Development/Finance
COMMUNITY PLAN AREA:	Central Chula Vista			PROJECT MANAGER:	Byron Estes

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$2,500	\$2,500		\$0	\$0	\$0	\$0	\$0
2. Land Acquisition	\$0	\$0		\$0	\$0	\$0	\$0	\$0
3. Design	\$2,500	\$2,500		\$0	\$0	\$0	\$0	\$0
4. Construction	\$20,000	\$20,000		\$0	\$0	\$0	\$0	\$0
TOTALS	\$25,000	\$25,000		\$0	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDA BF/TC I	\$14,712	\$14,712		\$0	\$0	\$0	\$0	\$0
Town Ctr Pkng Dist	\$10,288	\$10,288		\$0	\$0	\$0	\$0	\$0
TOTALS:	\$25,000	\$25,000		\$0	\$0	\$0	\$0	\$0

DESCRIPTION: Assessment of adequacy of lighting in the 11 downtown parking lots to provide sufficient security. Project will involve installation of additional cobra lights and other lights, as needed.

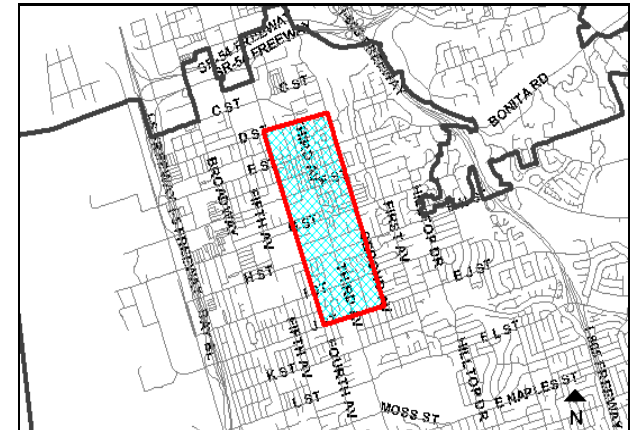
JUSTIFICATION: City Council and the Downtown Business Association have expressed concern about the adequacy of lighting in the 11 downtown parking lots for both downtown employees and shoppers.

SCHEDULING: Design and construction scheduled in FY 03/04.

STATUS: No funds have been expended on this project as of June 30, 2003.

BUDGET EFFECT: On-going maintenance at approximately \$5,000 annually.

VICINITY MAP:



CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD235	NEW CIP NO:	25032350	INITIALLY SCHEDULED:	7/1/2000
TITLE:	Monument Signs for Main St.			DEPARTMENT:	Community Development
COMMUNITY PLAN AREA:	Montgomery Area			PROJECT MANAGER:	Miguel Z. Tapia

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$5,000	\$5,000		\$0	\$0	\$0	\$0	\$0
2. Land Acquisition	\$4,600	\$4,600		\$0	\$0	\$0	\$0	\$0
3. Design	\$11,500	\$11,500		\$0	\$0	\$0	\$0	\$0
4. Construction	\$57,500	\$57,500		\$0	\$0	\$0	\$0	\$0
TOTALS	\$78,600	\$78,600		\$0	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDAOTAY	\$78,600	\$78,600		\$0	\$0	\$0	\$0	\$0
TOTALS:	\$78,600	\$78,600		\$0	\$0	\$0	\$0	\$0

DESCRIPTION: Design, construction, and installtion of two monument signs to identify the entrance to the City's Main Street Business District.

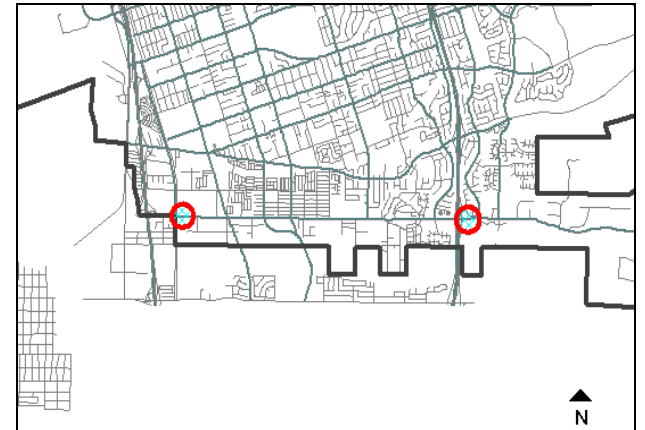
JUSTIFICATION: The area is in need of promotion and visibility. Having monuments signs would identify the area as a specialized business center and would demonstrate the City's commitment to improve the area. Signs were recommended by Southwest Study and are included in the Five Year Implementation Plan.

SCHEDULING: Preliminary planning and site identification will take place during the first quarter of FY03/04.

STATUS: No funds have been expended on this project as of June 30, 2003.

BUDGET EFFECT: None. Signs will be designed to require little or no maintenance.

VICINITY MAP:



CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD236	NEW CIP NO:	25032360	INITIALLY SCHEDULED:	7/1/2003
TITLE:	Downtown Monument Sign			DEPARTMENT:	Community Development
COMMUNITY PLAN AREA:	Central City			PROJECT MANAGER:	Javier Del Valle

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$0	\$0		\$0	\$0	\$0	\$0	\$0
2. Land Acquisition	\$0	\$0		\$0	\$0	\$0	\$0	\$0
3. Design	\$14,205	\$14,205		\$0	\$0	\$0	\$0	\$0
4. Construction	\$225,795	\$225,795		\$0	\$0	\$0	\$0	\$0
TOTALS	\$240,000	\$240,000		\$0	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDABF/TC	\$240,000	\$240,000		\$0	\$0	\$0	\$0	\$0
TOTALS:	\$240,000	\$240,000		\$0	\$0	\$0	\$0	\$0

DESCRIPTION: The fabrication and construction of a downtown monument sign located at the narrowest segment of Third Avenue between Parkway and G Street.

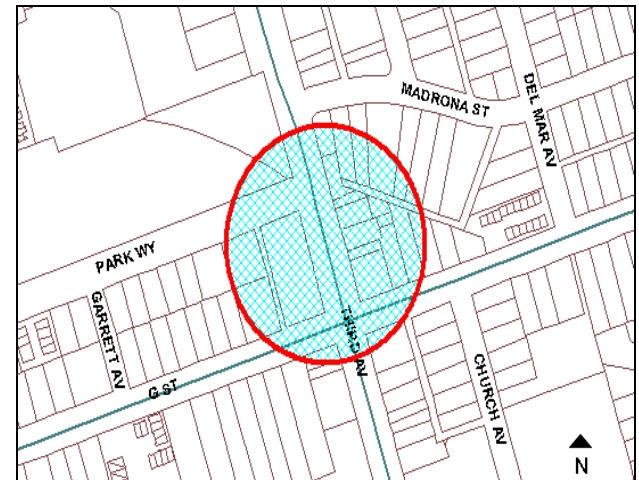
JUSTIFICATION: The downtown monument sign is part of a larger effort to revitalize downtown Chula Vista, and implement the vision of establishing downtown as the business, entertainment, civic, and cultural focal point of the City.

SCHEDULING: Completion is scheduled for August 2003, in time for the Lemon Festival.

STATUS: \$56,732.00 has been expended on this project through June 30, 2003.

BUDGET EFFECT: Minimal.

VICINITY MAP:



CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD237	NEW CIP NO:	25042370	INITIALLY SCHEDULED:	7/1/2003
TITLE:	Streetscape Improvements - H Street, Broadway to Third			DEPARTMENT:	Community Development
COMMUNITY PLAN AREA:	Town Center II Project Area			PROJECT MANAGER:	Leisa Lukes

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$0	\$0		\$0	\$0	\$0	\$0	\$0
2. Land Acquisition	\$0	\$0		\$0	\$0	\$0	\$0	\$0
3. Design	\$0	\$0		\$0	\$0	\$0	\$0	\$0
4. Construction	\$500,000	\$0		\$500,000	\$0	\$0	\$0	\$0
TOTALS	\$500,000	\$0		\$500,000	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDATCII	\$500,000	\$0		\$500,000	\$0	\$0	\$0	\$0
TOTALS:	\$500,000	\$0		\$500,000	\$0	\$0	\$0	\$0

DESCRIPTION: This project calls for the addition of streetscape improvements to H Street that will connect the portion of H Street currently being improved west of Broadway to Third Avenue Town Centre. Beautification elements include construction of non-contiguous sidewalks, reconstructed curbs as necessary, street trees and shrubs, pedestrian lights, enhanced crosswalks, and monumentation.

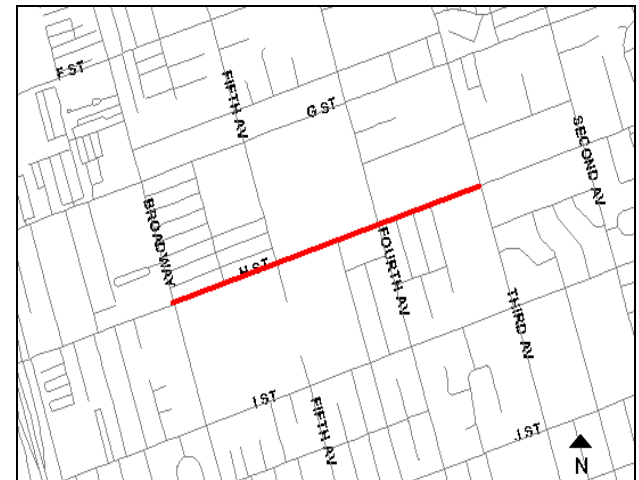
JUSTIFICATION: This project is important to the revitalization of the western portion of the City.

SCHEDULING: Project scheduled to commence FY 03/04.

STATUS:

BUDGET EFFECT: Some special maintenance activities may be necessary depending on the materials utilized.

VICINITY MAP:



CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD238	NEW CIP NO:	25042380	INITIALLY SCHEDULED:	7/1/2003
TITLE:	Third Avenue Streetscape			DEPARTMENT:	Community Development
COMMUNITY PLAN AREA:	RDA Bayfront/Town Center			PROJECT MANAGER:	Leisa Lukes

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$0	\$0		\$0	\$0	\$0	\$0	\$0
2. Land Acquisition	\$0	\$0		\$0	\$0	\$0	\$0	\$0
3. Design	\$0	\$0		\$0	\$0	\$0	\$0	\$0
4. Construction	\$500,000	\$0		\$500,000	\$0	\$0	\$0	\$0
TOTALS	\$500,000	\$0		\$500,000	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDABF/TC	\$500,000	\$0		\$500,000	\$0	\$0	\$0	\$0
TOTALS:	\$500,000	\$0		\$500,000	\$0	\$0	\$0	\$0

DESCRIPTION: This project calls for the beautification of downtown Third Avenue from E Street to H Street. An entry monument sign to be located in the northern portion of the project site will be included as Phase II of this project. The project will implement recommendations of the Downtown Specific Plan, currently being initiated. It will include enhanced sidewalks and pedestrian crosswalks, reconstructed curbs as necessary, improved planter boxes, updated plant materials, renovated light fixtures, high quality street furniture including news racks, trash receptacles, and benches, and coordinated signage and banners. The roadway surface will be repaved and aligned per the Specific Plan.

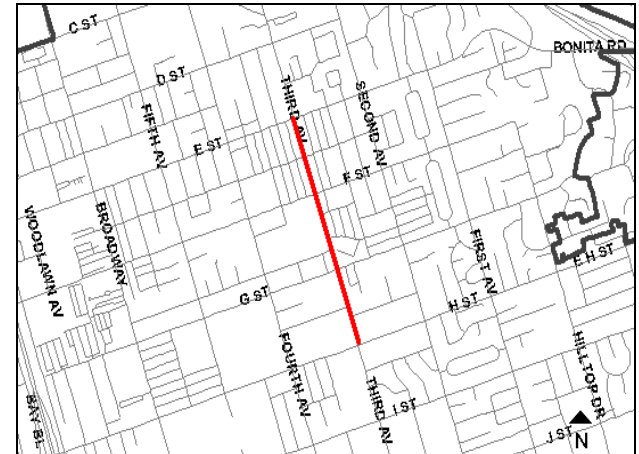
JUSTIFICATION: This project is important to the revitalization of the western portion of the City.

SCHEDULING: Project scheduled to commence FY 03/04.

STATUS:

BUDGET EFFECT: Some special maintenance activities may be necessary depending on the materials utilized.

VICINITY MAP:



CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD239	NEW CIP NO:	25042390	INITIALLY SCHEDULED:	7/1/2003
TITLE:	Landis Alleyway Improvements			DEPARTMENT:	Community Development
COMMUNITY PLAN AREA:	RDA Bayfront/Town Center			PROJECT MANAGER:	Byron Estes

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$0	\$0		\$0	\$0	\$0	\$0	\$0
2. Land Acquisition	\$0	\$0		\$0	\$0	\$0	\$0	\$0
3. Design	\$0	\$0		\$0	\$0	\$0	\$0	\$0
4. Construction	\$200,000	\$0		\$200,000	\$0	\$0	\$0	\$0
TOTALS	\$200,000	\$0		\$200,000	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDABF/TC	\$200,000	\$0		\$200,000	\$0	\$0	\$0	\$0
TOTALS:	\$200,000	\$0		\$200,000	\$0	\$0	\$0	\$0

DESCRIPTION: This CIP will address re-surfacing and enhancements to alley segments located adjacent to the Chula Vista and Landis infill condominium project, located between E Street on the north, F Street on the South, Landis Avenue on the west and Third Avenue on the east. Patterned and colored concrete, bollards, and similar elements will be incorporated to provide an improved pedestrian experience.

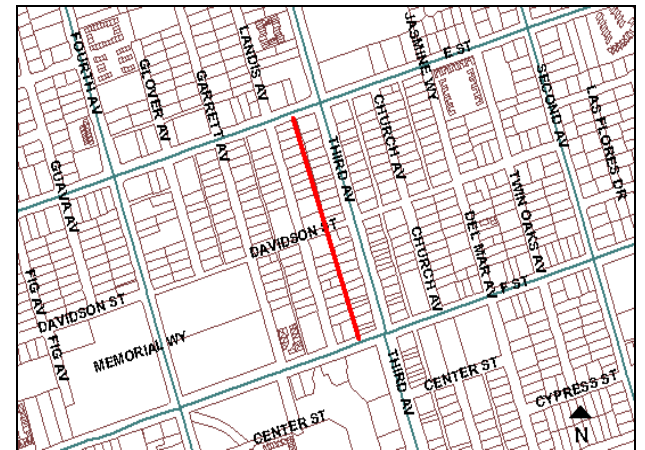
JUSTIFICATION: This project is important to the revitalization of the western portion of the City.

SCHEDULING: Project scheduled to commence FY 03/04.

STATUS:

BUDGET EFFECT: Some special maintenance activities may be necessary depending on the materials utilized.

VICINITY MAP:



CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD240	NEW CIP NO:	25042400	INITIALLY SCHEDULED:	7/1/2003
TITLE:	Watt/Highland, Third & E Streetscape			DEPARTMENT:	Community Development
COMMUNITY PLAN AREA:	RDA Bayfront/Town Center			PROJECT MANAGER:	Byron Estes

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$0	\$0		\$0	\$0	\$0	\$0	\$0
2. Land Acquisition	\$0	\$0		\$0	\$0	\$0	\$0	\$0
3. Design	\$0	\$0		\$0	\$0	\$0	\$0	\$0
4. Construction	\$300,000	\$0		\$300,000	\$0	\$0	\$0	\$0
TOTALS	\$300,000	\$0		\$300,000	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDABF/TC	\$300,000	\$0		\$300,000	\$0	\$0	\$0	\$0
TOTALS:	\$300,000	\$0		\$300,000	\$0	\$0	\$0	\$0

DESCRIPTION: This CIP will address design enhancements to the intersection of Third Avenue and E Street located adjacent to the Watt/Highland proposed infill mixed-use project. The design will incorporate color, texture, landscape and signage to dramatically improve the northern entry into the Third Avenue District. Elements will include color/textural pavement, specialty power, pop-outs, and other improvement features.

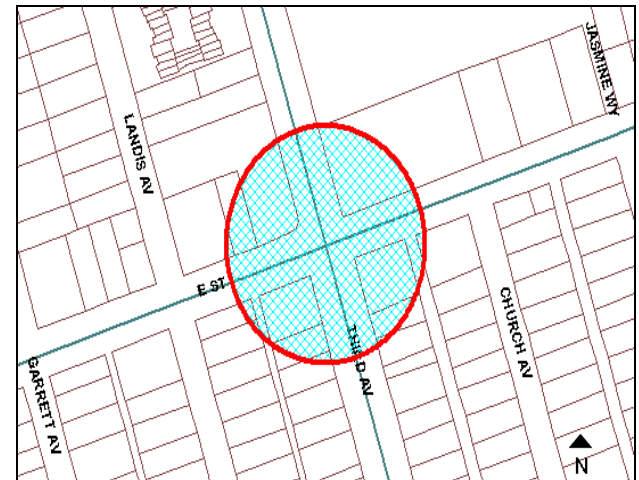
JUSTIFICATION: This project is important to the revitalization of the western portion of the City.

SCHEDULING: Project scheduled to commence FY 03/04.

STATUS: Planning.

BUDGET EFFECT: Some special maintenance activities may be required depending on materials used.

VICINITY MAP:



CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD241	NEW CIP NO:	25042410	INITIALLY SCHEDULED:	7/1/2002
TITLE:	Storefront Renovation Program			DEPARTMENT:	Community Development
COMMUNITY PLAN AREA:	Central City			PROJECT MANAGER:	Patricia Beard

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$0	\$0		\$0	\$0	\$0	\$0	\$0
2. Land Acquisition	\$0	\$0		\$0	\$0	\$0	\$0	\$0
3. Design	\$0	\$0		\$0	\$0	\$0	\$0	\$0
4. Construction	\$85,000	\$0		\$85,000	\$0	\$0	\$0	\$0
TOTALS	\$85,000	\$0		\$85,000	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDABF/TC	\$85,000	\$0		\$85,000	\$0	\$0	\$0	\$0
TOTALS:	\$85,000	\$0		\$85,000	\$0	\$0	\$0	\$0

DESCRIPTION: The Storefront Renovation Program (SRP) was created to revitalize the downtown area, increase property values and lease rates; increase business and leisure visits; and expand investment opportunities. The requested funds will be used for lighting and facade improvements, replacement doors, signage, and landscaping.

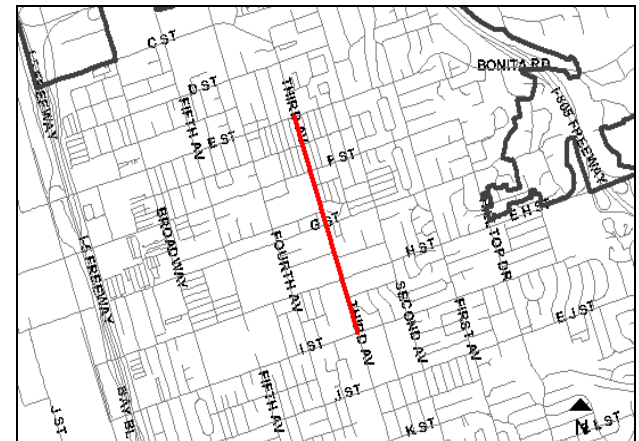
JUSTIFICATION: This project is important to the revitalization of the western portion of the City.

SCHEDULING: Project scheduled for completion FY 03/04.

STATUS: Underway. \$49,820.00 has been expended, outside the Capital Improvement Program, on this project as a Community Development normal budget item as of June 30, 2003.

BUDGET EFFECT: Minimal

VICINITY MAP:



CITY OF CHULA VISTA
CAPITAL IMPROVEMENTS PROGRAM DETAIL

CIP NO:	RD242	NEW CIP NO:	25042420	INITIALLY SCHEDULED:	7/1/2003
TITLE:	Urban Core Specific Plan			DEPARTMENT:	Community Development
COMMUNITY PLAN AREA:	Central Chula Vista			PROJECT MANAGER:	Byron Estes

COST ESTIMATES:	PROJECT TOTAL	TOTAL APPROPRIATIONS THRU 2002-03		FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08
1. Planning / Env. Review	\$250,000	\$0		\$250,000	\$0	\$0	\$0	\$0
2. Land Acquisition	\$0	\$0		\$0	\$0	\$0	\$0	\$0
3. Design	\$0	\$0		\$0	\$0	\$0	\$0	\$0
4. Construction	\$0	\$0		\$0	\$0	\$0	\$0	\$0
TOTALS	\$250,000	\$0		\$250,000	\$0	\$0	\$0	\$0

FINANCING SOURCES:								
RDABF/TC	\$250,000	\$0		\$250,000	\$0	\$0	\$0	\$0
TOTALS:	\$250,000	\$0		\$250,000	\$0	\$0	\$0	\$0

DESCRIPTION: The City of Chula Vista's General Plan provides an overall vision for the future development of the City. The General Plan, originally adopted in 1989, is currently being updated. Within the General Plan, the most intensive commercial and residential uses and designations are concentrated in an area identified as the Urban Core.

An Urban Core Specific Plan will be developed to implement the General Plan and realize the vision for this area as a vibrant urban centerpiece for the City of Chula Vista. The Urban Core Specific Plan will comprise the neighborhood-level planning document for the City's urban core and will include focused design guidelines tailored to the various distinct areas and uses that will make up the urban core. These areas include the Downtown Third Avenue District, the Chula Vista Center area, Broadway and adjacent transit areas and the principal gateways such as H Street and E Street.

JUSTIFICATION: Due to the unique nature, challenges and opportunities in the urban core, a more detailed specific plan is crucial to the successful development and redevelopment of that area.

SCHEDULING: Project will be completed in FY 03/04.

STATUS:

BUDGET EFFECT: Staff time and consultant costs during development of plan. Minimal on-going costs when completed.

VICINITY MAP:

